

Comparison Of Zoning District Criteria

FINAL DRAFT

Zoning Standards	Broward County RS-4	Notes	Fort Lauderdale RS-8	Notes
Minimum Lot Area	7,500 sq. ft.		6,000 sq.ft	
Minimum Lot Width (feet)	60 ft.		50 ft.	*75 ft. when abutting a waterway on any side
Front (feet) Setback	25 ft.		25 ft.	Special minimum front yard setbacks: Coral Isles--15 ft. Nurmi Isles--20 ft. Pelican Isles--20 ft.
Side (feet) Setback	7.5 ft.	*15 ft. for street side yard	- 5ft. – up to 22 ft. in height - Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway	Special side yard setbacks 7.5 ft.: Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16. Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T. Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; BlockD, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda- Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.

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Rear (feet) Setback	15 ft.		- 15 ft. - 25 ft. when abutting a waterway	Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.--Sec. "C" & "D" Lakes Estates Golf Estates Imperial Pt.--4th Sec. The Landings Rio Nuevo Isle--Block 1
Corner (feet) Setback	15 ft.		- 25% of lot width but not greater than 25 ft. - 25 ft. when abutting a waterway	
Minimum Floor Area	800 sq. ft.		1,000 sq. ft.	
Maximum Floor Area Ratio			- 75% - lot size <=7,500 sq.ft. - 75% - lot size between 7,501 – 12,000 sq.ft. - 60% - lot size >12,000 sq. ft.	
Maximum Lot Coverage (percent)	40%		- 50% - lot size <=7,500 sq.ft. - 45% - lot size between 7,501 -12,000 sq.ft. - 40% - lot size >12,000 sq. ft.	
Maximum Height	2 stories	10 ft per story	35 ft.	

END OF SECTION!

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